

*Appendix A*  
*Initial Study and NOP*



# Notice of Preparation



**To:** Agencies, Organizations, and Interested Parties

**From:** City of Monterey Park

**Subject:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Administrative Code. The City of Monterey Park is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City of Monterey Park has prepared an Initial Study and will prepare an Environmental Impact Report (EIR) for the proposed project identified below:

**Project Title: Monterey Park Market Place**

**Agencies:** The City of Monterey Park requests your views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR when considering any permit or other approval that your agency must issue for the project.

**Organizations and Interested Parties:** The City of Monterey Park requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**Project Location:** The 51.1-acre project site is at 2550 Greenwood Avenue in southern Monterey Park, north of SR-60 between the Paramount Boulevard and Potrero Grande Drive freeway exits. The project site is bounded by Southern California Edison (SCE) easements on the northwest and northeast. Beyond the SCE easements are Potrero Grande Drive to the northwest and the Resurrection Cemetery and residential land uses to the northeast and east. Greenwood Avenue accesses the site from the north from Potrero Grande Drive. Neil Armstrong Street intersects Paramount Boulevard to the east of the site.

**Project Description:** The proposed Monterey Park Market Place Precise Plan (MPMP Precise Plan) alters the previous project (Monterey Park Towne Plaza, Final EIR/EIS SCH No. 1999051058, March 2000) by increasing the amount of retail square feet to 600,000, an increase of 84,618 square feet (16.4 percent). The redevelopment would cover 42.1 acres of the north parcel, plus approximately 9 acres of the adjacent SCE easements, totaling 51.1 acres. Four retail anchor stores would be the largest buildings onsite and would include a home improvement store, retail and/or department stores, and a wholesale/discount store. Two garden centers would also be included with these anchor stores, one with the home improvement store and one with one of the retail/discount stores. The smaller retail buildings, buildings "E" and "G," would be for mixed retail or restaurant use. Smaller retail pads include a bank, fast food restaurant, two sit-down restaurants, and a gas station.

**Potential Environmental Effects:** The City of Monterey Park has determined that a Supplement to the 2000 Monterey Park Towne Plaza EIR is the appropriate level of environmental documentation for this project. The SEIR analysis will include a detailed analysis of project alternatives and several environmental topic areas including: air quality, greenhouse gas emissions, noise, transportation and traffic, and utilities and service systems.

**Document Availability:** The Initial Study is available for review at the following locations:

- The City of Monterey Park Development Services Department, 320 West Newmark Avenue, Monterey Park, CA 91754
- Monterey Park Bruggemeyer Library, 318 South Ramona Avenue, Monterey Park, CA 91754

**Agency/Public Comments:** the City of Monterey Park will accept written comments between **June 16, 2010 and July 16, 2010**. Please indicate a contact person for your agency or organization and send your responses and comments to:

Jim Basham, Planning and Code Enforcement Manager  
City of Monterey Park, Development Services Dept.  
320 West Newmark Avenue  
Monterey Park, CA 91754-2896

Your comments may also be sent by FAX to (626) 307-1482  
or by email to [jbasham@montereypark.ca.gov](mailto:jbasham@montereypark.ca.gov) (include the name of the project in the subject heading)

If you require additional information, please contact Jim Basham, Planning and Code Enforcement Manager at (626) 307-1315.

**ORIGINAL FILED**

**JUN 16 2010**

**LOS ANGELES, COUNTY CLERK**

**INITIAL STUDY  
FOR:**

**SUPPLEMENT TO THE  
MONTEREY PARK  
TOWNE PLAZA EIR  
(MONTEREY PARK  
MARKET PLACE)**



*prepared for:*

**CITY OF MONTEREY  
PARK**

Contact:  
Jim Basham  
Planning and Code  
Enforcement Manager

*prepared by:*

**THE PLANNING  
CENTER**

Contact:  
William Halligan, Esq.  
Vice President,  
Environmental Services

**JUNE 2010**

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320 West Newmark Avenue  
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Contact:  
William Halligan, Esq.  
Vice President,  
Environmental Services

**CMP-02.0E**

**JUNE 2010**

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# 1. *Introduction*

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On March 23, 2000, the City of Monterey Park certified the final environmental impact report (Monterey Park Towne Plaza Project Final Environmental Impact Report/Environmental Impact Statement; State Clearinghouse #1999051058) for the Monterey Park Towne Plaza (2000 MPTP EIR). The previously approved Monterey Park Towne Plaza project included 515,382 square feet of retail, including a home improvement and garden center, at least one restaurant, and various other retail uses. The project applicant, Monterey Park Retail Partners, LLC, is proposing a revised site plan for the site which includes the development of up to 600,000 square feet of retail/commercial uses. The revised project, renamed "Monterey Park Market Place", is accompanied by a Precise Plan, which is required for development in the Planned Development Overlay Zone in the City of Monterey Park.

The revised precise plan includes similar types of retail and restaurant land uses as the previous precise plan but the square footage would be greater. Therefore, the proposed Monterey Park Market Place has the potential to result in environmental effects that are greater than those identified in the previously certified EIR. Consequently, a Draft Supplement to the previous EIR will be prepared in accordance with Section 15162 and 15163 of the CEQA Guidelines to analyze the changes to the project to determine if any new significant impacts would result. Alternatives to the proposed project will be evaluated in the Draft Supplement to the EIR and may include offsite alternatives and those previously considered in the certified EIR. In accordance with Section 15163(b) of the CEQA Guidelines, the Supplement to the EIR will only contain information necessary to make the previous EIR adequate for the project as revised.

This Initial Study presents information on the revised precise plan and an evaluation of the probable environmental effects anticipated by the revised project. The Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended. Together with the Notice of Preparation (NOP) and the Environmental Checklist Form, the Initial Study will be distributed to all responsible agencies as required by CEQA.

## 1.1 **PROJECT LOCATION**

The City of Monterey Park is located in southern-central Los Angeles County, east of downtown, north of State Route 60 (SR-60), and south of Interstate 10 (I-10), as shown in Figure 1, *Regional Location*. The City of Monterey Park shares boundaries with Alhambra on the north, Rosemead on the east, Montebello on the south, and East Los Angeles and unincorporated Los Angeles County on the west. The Monterey Park Towne Plaza is at 2550 Greenwood Avenue in southern Monterey Park, north of SR-60 between the Paramount Boulevard and Potrero Grande Drive freeway exits (see Figure 2, *Local Vicinity*). The project site is bounded by Southern California Edison (SCE) easements on the northwest and northeast. Beyond the SCE easements are Potrero Grande Drive to the northwest and the Resurrection Cemetery and residential land uses to the northeast and east. Greenwood Avenue accesses the site from the north from Potrero Grande Drive, as shown in Figure 3, *Aerial Photograph* and *Photograph Location Key*; and Neil Armstrong Street intersects Paramount Boulevard to the east of the site.



# *1. Introduction*

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## **1.2 ENVIRONMENTAL SETTING**

### **1.2.1 Existing and Historic Land Use**

The 45-acre project site is the northern portion of a former 190-acre landfill, now owned by Operating Industries Incorporated (OII). The north and south parcels of the landfill are divided by SR-60. The western 10 acres of the project site are part of the north parcel of the landfill. The remainder of the site has been used for various industrial activities and, at one point, for oil and gas production, like much of the surrounding area. Between 1948 and 1952, the landfill portion of the project site was operated as a municipal waste disposal facility by the City of Monterey Park. In 1952, the landfill was purchased by OII. The site continued to operate as a landfill and, in 1976, the Regional Water Quality Control Board permitted the site to accept and dispose of certain municipal wastes, hazardous and nonhazardous wastes, and nonsewerable liquid waste. The liquid waste was only disposed in a 32-acre area in the southern parcel (south of SR-60, not on the project site). The landfill has remained inactive since 1984 and was listed on the National Priorities List (NPL) as a Superfund Site in 1986. The hazardous waste leachate is found on the project site. Leachate is a mixture of hazardous substances combined with existing water or rain water, commonly found in landfills.

A leachate treatment plant (LTP) operates on the project site and processes the collected leachate from the south parcel. A by-product of the leachate treatment process is gas. The gas generated by the LTP is routed to the OII main station flare on the south parcel through a 12-inch PVC pipe. Landfill gas from both the north and south parcels is treated at this flare. A thermal destruction facility (TDF) was constructed after the 2000 MPTP EIR was certified adjacent to the LTP on the south to improve leachate treatment and control the amount of off-gas released. The TDF structure includes two 60-foot stacks, both approximately 6 feet in diameter.

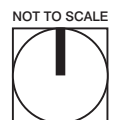
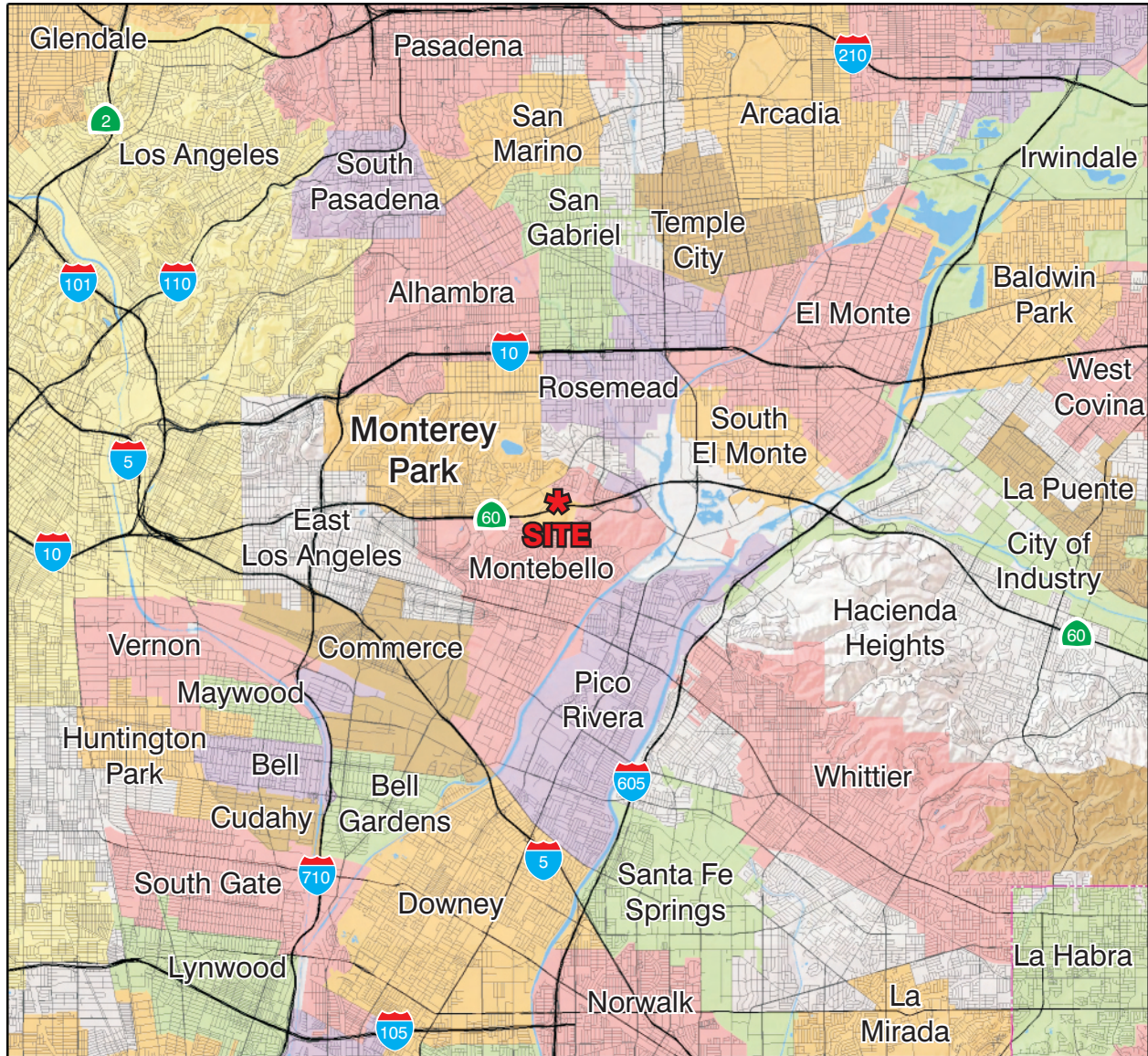
As seen in Figure 4, *Site Photographs*, there are no structures on the project site other than the LTP/TDF. The majority of the site is ungraded and unpaved. Sparse vegetation covers about half of the site and the remainder is covered with gravel and dirt. A gravel pile lies on the eastern portion of the site.

### **1.2.2 Surrounding Land Use**

The site is surrounded by residential, office, commercial, and industrial land uses. The Resurrection Cemetery is to the northeast of the site, along Potrero Grande Drive. Two commercial centers, the Montebello Town Square and the Montebello Town Center, are to the southeast and east of the project site, respectively. SCE easements border the site along the northeast and northwest, with landscape nurseries occupying the area within these easements. The SCE Mesa Substation borders the project site on the northwest. Single- and multifamily residences in the cities of Montebello, Rosemead, and Monterey Park are not directly adjacent but surround the site on all sides. The nearest residential land uses are approximately 500 feet northeast of the eastern corner of the project site. Office developments are north of the project site on both sides of Potrero Grande Drive. Figure 3 depicts the project site and these surrounding land uses.



## Regional Location



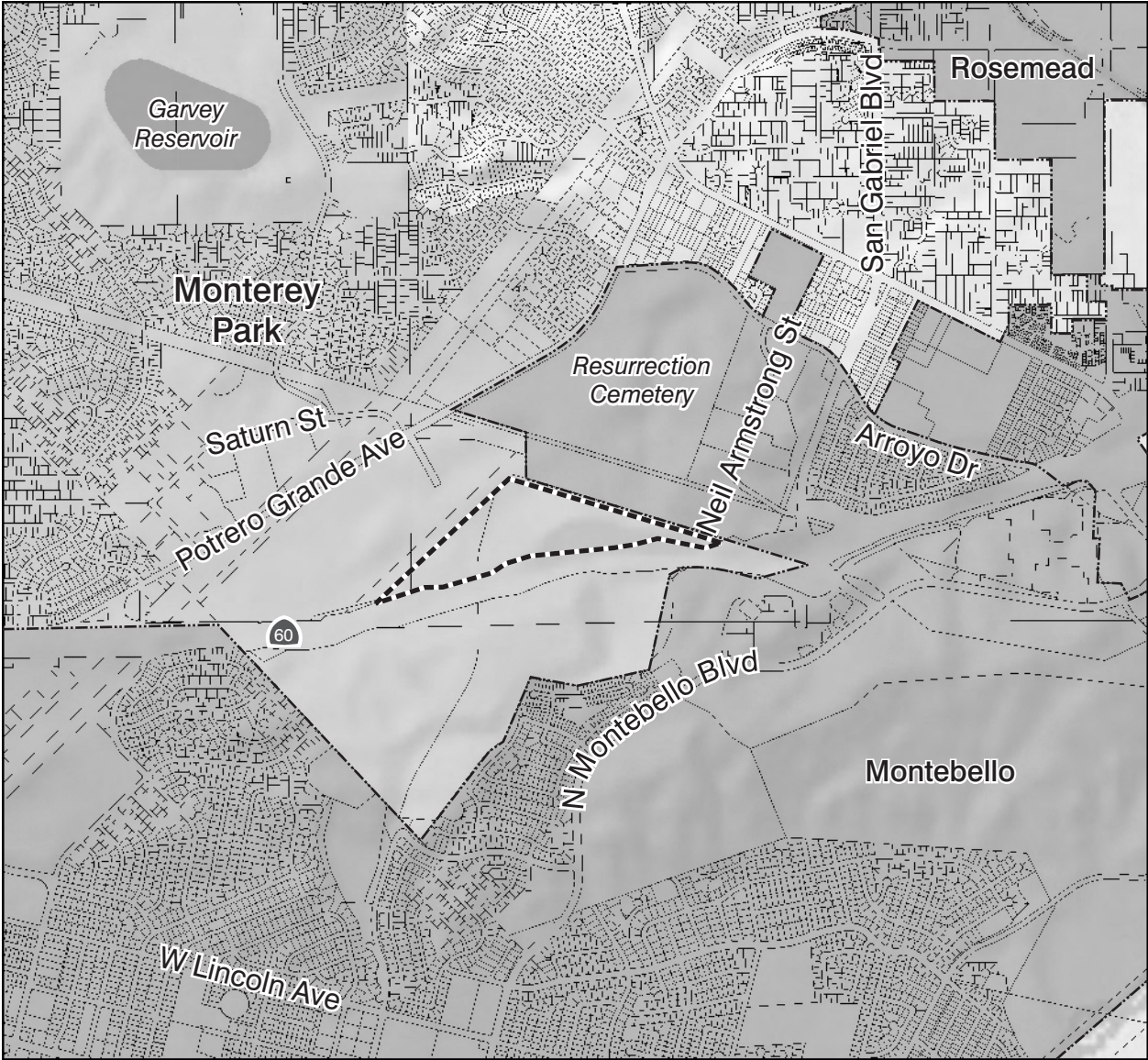
## *1. Introduction*

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Local Vicinity



----- Site Boundary

----- City Boundary

0 2,000  
Scale (Feet)



## *1. Introduction*

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Aerial Photograph and Photograph Location Key



- Site Boundary
- ① → Location of Photos

0 860  
Scale (Feet)



Source: Google Earth Pro 2010

## *1. Introduction*

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## Site Photographs



- ① View of existing project site from the northwest at Greenwood Avenue access.

- ② View of leachate treatment plant on south portion of site, taken from Greenwood Avenue access. The graded south parcel can be seen in the background.



- ③ Greenwood Avenue along the northwest boundary of the project site.

## *1. Introduction*

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### 1.3 PROJECT DESCRIPTION

#### 1.3.1 Project Background

In March 2000, the Final EIR/EIS for the previous project was certified by the City of Monterey Park Planning Commission. The City had the principal responsibility for project approval and acted as the CEQA lead agency as defined by Section 15367 of the CEQA Guidelines. To help with the costs of land acquisition, site cleanup, and required access, the City received a Section 108 Loan Guarantee and an accompanying Economic Development Initiative (EDI) grant from the US Department of Housing and Urban Development (HUD). Because of the assistance provided by HUD, the project was subject to National Environmental Protection Act (NEPA) review, and HUD was the federal (NEPA) lead agency for the previous project.

Under CEQA, the proposed project would require a supplement to an EIR, as described in Sections 15162 and 15163 of the CEQA Guidelines, for the EIR portion of the certified 2000 EIR/EIS, but it would not require additional NEPA compliance because the project site cleanup has been completed and clearance has been given by NEPA.

#### Previous Approvals and Completed Actions

The previously approved precise plan for the 2000 Monterey Park Towne Plaza allows for the development of 515,382 square feet of retail space in multiple buildings, including a home improvement store, at least one restaurant, and various other retail uses. The previous project included a tract map, a precise plan, an owner participation agreement, and other implementing approvals and agreements. The previous MPTP EIR was certified in 2000.

#### Actions Completed Since Certification of the 2000 MPTP EIR

The following actions have been completed since the certification of the 2000 MPTP EIR:

- Removal of the existing industrial buildings, including the Recycled Woods Productions operation, the Ecology Auto Wrecking area, Aman Brothers Pavement Crushing, and Manhole Adjustment, Inc.
- Construction of the TDF to the south of the LTP
- Remediation work to remove contaminated soil and material and cap the northern landfill, making the site suitable for development (described below)
- Improvements to the Paramount Boulevard/Neil Armstrong Street alignments

#### Landfill Remedy Actions

The Construction Completion Report, prepared by Geosyntec Consultants in March 2010, details the construction activities and as-built conditions of the completed remedy for the North Parcel of the Oil Landfill. The remedy was approved by the United States Environmental Protection Agency (USEPA) in April 2008 and included three main components:

1. "the landfill cover system;
2. the gas management and conveyance system, and;
3. the surface water management system (Geosyntec 2010)."



## *1. Introduction*

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Quality control and quality assurance, as part of the Construction Completion Report, were conducted during the following remedy activities:

- “Earthworks, including engineered fill, monolithic soil cover, low-permeability barrier layer, select fill, and protective soil cover;
- Waste excavation and reconsolidation;
- Geosynthetics, including geosynthetic clay liner, geocomposite, geotextile, and erosion control mats (turf reinforcement materials);
- Subgrade drainage system, including the geocomposite and dendritic subdrain system;
- Surface water management system, including geoweb-lined drainage swales, concrete-filled geoweb down drains, vee-ditches, sedimentation basin, rip rap, storm drain, and catch basins;
- Conveyance system, including the leachate transmission lines, gas transmission line, liquid sumps, and tie-in connections; and
- Paved access road (Geosyntec 2010).”

A long-term operations and maintenance plan was also implemented as part of the landfill capping and remedy work. This plan, prepared and maintained by New Cure, Inc., contains provisions affecting site design, site maintenance, and employee safety during construction and operation. The following activities are included in the plan:

- Site control and monitoring of landfill gas, stormwater, and erosion
- Maintenance of landscaping, irrigation systems, access roads, fences, support facilities, and utilities
- Leachate Management System monitoring and maintenance (leachate wastewater collection, pre-treatment and transport piping, influent storage and liquid treatment, and effluent storage and transport)
- Operation and maintenance of the gas control system and cover system
- Landfill Gas Treatment System monitoring and maintenance
- Installation of groundwater monitoring wells and Perimeter Liquid Control systems comprising of leachate and groundwater extraction wells
- Installation of landfill gas extraction and monitoring wells and connection of wells to the existing header and Landfill Gas Treatment System, as part of possible Perimeter Liquid Controls
- Groundwater monitoring and sampling (New Cure, Inc. 2008)

### 1.3.2 Proposed Land Use

#### Proposed Project

The proposed Monterey Park Market Place Precise Plan (MPMP Precise Plan) alters the previous project by increasing the amount of retail square feet to 600,000, an increase of 84,618 square feet (16.4 percent). The redevelopment would cover 42.1 acres of the north parcel, plus approximately 9 acres of the adjacent SCE easements, totaling 51.1 acres. As depicted in Figure 5, *Proposed Site Plan*, four retail anchor stores would be the largest buildings onsite and would include a home improvement store, retail and/or department stores, and a wholesale/discount store. Two garden centers would also be included with these anchor stores, one with the home improvement store and one with one of the retail/discount stores. The smaller retail buildings, buildings “E” and “G,” would be for mixed retail or restaurant use. Smaller retail pads include a bank, fast food restaurant, two sit-down restaurants, and a gas station. Table 1 summarizes square footages for all buildings in the proposed project.

**Table 1**  
**Proposed Plan for Development**

| <i>Building Type</i>                                 | <i>Gross Building Area (sf)</i> | <i>Building Usage</i>    | <i>Parking Demand (per 1,000 sf)<sup>1</sup></i> | <i>Parking Spaces Required</i> |
|--|---------------------------------|--------------------------|--|--------------------------------|
| <b>Buildout by Individual Building</b>               |                                 |                          |  |                                |
| Retail “A” – Anchor 1                                | 128,000                         | Home Improvement         | 3.40   | 520                            |
| Garden Center  | 25,000                          | Garden Center            | NA   |                                |
| Retail “B” – Anchor 2                                | 99,011                          | Retail/Department Store  | 3.02   | 299                            |
| Retail “C” – Anchor 3                                | 134,000                         | Retail/Department Store  | 3.02   |                                |
| Garden Center  | 12,000                          | Garden Center            | NA   | 441                            |
| Retail “D” – Anchor 4                                | 138,000                         | Wholesale/Discount Store | 2.75   |                                |
| Optional Retail (Fitness Center) <sup>2</sup>        | 25,000                          | Fitness Center           | 5.19   | 130                            |
| Retail “E”   | 9,248                           | Mixed Retail/Restaurant  | 16.30  | 171                            |
| Retail “G”   | 10,516                          | Mixed Retail/Restaurant  | 16.30  | 151                            |
| Pad 1  | 3,225                           | Bank                     | 3.49   | 11                             |
| Pad 2  | 5,000                           | Fast Food Restaurant     | 9.90   | 50                             |
| Pad 3  | 6,000                           | Restaurant               | 16.30  | 98                             |
| Pad 4  | 5,000                           | Restaurant               | 16.30  | 82                             |
| Pad 5  | NA                              | Gas Station              | NA   | NA                             |
| <b>Total</b>   | <b>600,000</b>                  | <b>NA</b>                | <b>NA</b>  | <b>2,332</b>                   |
| <b>Buildout by Building Type</b>                     |                                 |                          |  |                                |
| Total Anchor (including garden centers) <sup>2</sup> | 561,011 sf                      |                          |  |                                |
| Total Retail (nonanchor) <sup>3</sup>                | 3,225 – 22,989 sf               |                          |  |                                |
| Total Restaurant <sup>4</sup>                        | 16,000 – 35,764 sf              |                          |  |                                |
| Gas Station  | NA sf                           |                          |  |                                |

Source: Monterey Park Retail Partners, LLC, 2009.

<sup>1</sup> The parking demand is based on the highest possible parking demand for the proposed project site.

<sup>2</sup> The 25,000-square-foot fitness center and the 12,000-square-foot garden center are not shown on the site plan but are included in the total square footage to provide a more conservative parking estimate. If the fitness center option is chosen, it would be built as part of Building D. The second garden center would be built with Building C. The total parking demand is based on the buildout of a fitness center and the 12,000-square-foot garden center in addition to the buildout of Building D and Building C.

<sup>3</sup> This range of totals includes Mixed Retail/Restaurant and Bank. If Retail E and G are developed entirely as mixed retail, total retail (nonanchor) square footage would be 22,989. If Retail E and G are developed entirely as restaurants, total retail (nonanchor) square footage would be 3,225.

<sup>4</sup> This range of totals includes Mixed Retail/Restaurant, Fast Food Restaurant, and Restaurant uses. If Retail E and G are developed entirely as restaurants, the total restaurant square footage would be 35,764. If Retail E and G are entirely developed as mixed retail, the total restaurant square footage would be 16,000.

## *1. Introduction*

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Based on the type of commercial business and the various buildout options, anchor stores, including the garden centers, would make up a maximum of 561,011 square feet, nonanchor retail would make up 3,225 to 22,989 square feet, and restaurants would make up 16,000 to 35,764 square feet of the total gross building area.

When completed, the entire project site would be 51.1 acres. Approximately 42.1 acres are within the north parcel of the OII Landfill and 9 acres are in the SCE easements along the northern and eastern site boundaries.

Maximum height of buildings is set in the MPMP Precise Plan and meets the standards of the R-S Planned Development Zone Overlay. Maximum allowable height of the R-S Planned Development Overlay Zone is 50 feet or 4 stories. Architectural features are allowed to project an additional 15 feet above maximum building height with the approval of a conditional use permit. The proposed buildings would be between 30 and 50 feet in height (up to 60 feet with architectural features). A sample building elevation is shown in Figure 6, *Proposed Building Elevations*.

The MPMP Precise Plan would meet the requirements of the Planned Development Overlay Zone on the project site; provide the overall design concept for the site; implement the goals, policies, and objectives of the City's general plan as feasible; and establish the development regulations and framework for the project site.

### **Project Access and Parking**

The existing access road for the proposed project site is Greenwood Avenue, which enters the northern boundary of the project site from Potrero Grande Drive. The main road through the development would be named Market Place Drive. This road would be slightly realigned where it enters the project site on the north and then extended toward the east corner of the site. Neil Armstrong Street would no longer intersect Paramount Avenue but would intersect Market Place Drive, instead. Market Place Drive would intersect Paramount Avenue east of the project site. With the completion of all roadway improvements, the site would be accessible from both Potrero Grande Drive and Paramount Boulevard off of SR-60.

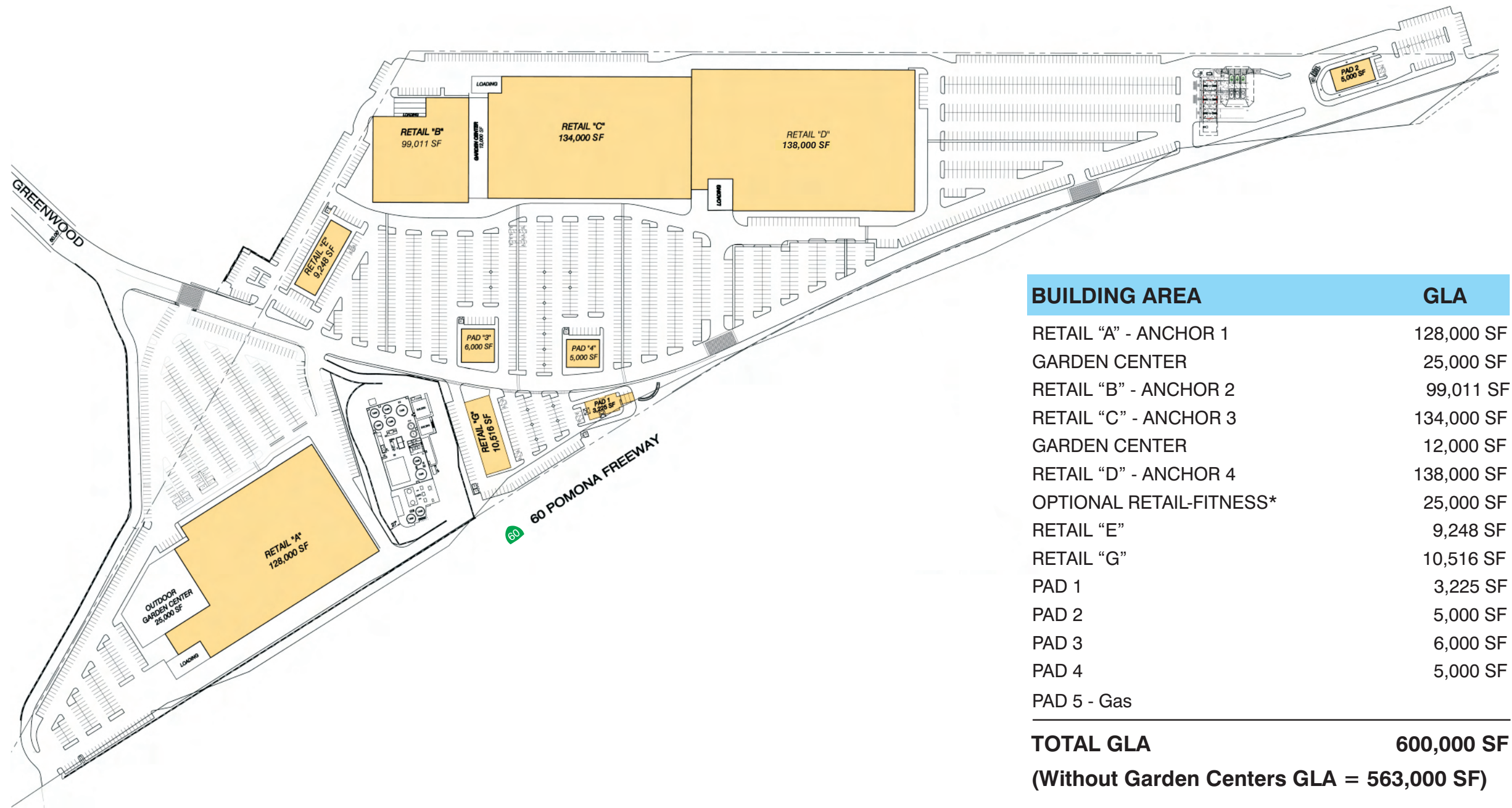
Market Place Drive would serve as the main public/private roadway through the retail center and it would allow truck and standard vehicle access. Additional specified truck/service routes would allow access to the buildings to allow for pick-up and delivery of goods. The circulation plan for the project site will identify the primary vehicle, truck/service, and pedestrian access routes on the project site.

Onsite parking is provided based on the parking demand ratio of the proposed land uses per 1,000 square feet of building space, as shown in the far right column in Table 1. A total of 2,332 spaces are required and 2,386 are provided, including 28 handicapped spaces throughout the site, placed near anchor stores, the smaller mixed retail/restaurant stores, and the retail/restaurant pads. There would be a surplus of 55 parking spaces.

### **1.3.3 Project Phasing**

The proposed Monterey Park Market Place would likely be constructed in one phase following approval of the proposed project by the Monterey Park Planning Commission.

Proposed Site Plan



\* (For Planning Purposes Only to Generate Higher Parking Requirement)

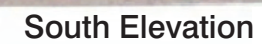


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Source: Monterey Park Retail Partners, LLC 2009

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### **1.4 EXISTING ZONING AND GENERAL PLAN**

The project site is zoned as a Regional-Specialty Center (R-S) Planned Development Overlay Zone. The City of Monterey Park General Plan designates the site for Commercial Land Uses (“C”).

### **1.5 CITY ACTION REQUESTED**

The project applicant, Monterey Park Retail Partners, LLC, is requesting the approval of the Monterey Park Market Place Precise Plan and project by the Planning Commission of Monterey Park.



## *1. Introduction*

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## 2. *Environmental Checklist*

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### 2.1 **BACKGROUND**

- 
1. **Project Title:** Supplement to the Monterey Park Towne Center (Monterey Park Market Place) EIR

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  2. **Lead Agency Name and Address:**  
City of Monterey Park  
320 West Newmark Avenue  
Monterey Park, CA 91754-2896

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  3. **Contact Person and Phone Number:**  
Jim Basham, Planning and Code Enforcement Manager  
(626) 307-1315

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  4. **Project Location:** The Monterey Park Towne Plaza is in the southern portion of the City of Monterey Park, in southern-central Los Angeles County. The project site borders State Route 60 to the north of the freeway and lies between the Paramount Boulevard and Potrero Grande Drive freeway exits. It is generally south of Potrero Grande Drive (to the northwest) and the Resurrection Cemetery (to the northeast).

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  5. **Project Sponsor's Name and Address:**  
Monterey Park Retail Partners, LLC  
Charlestown Center  
1260 Stelton Road  
Piscataway, NJ 08854

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  6. **General Plan Designation:** "C" Commercial

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  7. **Zoning:** Regional-Specialty Center (R-S) Planned Development Overlay Zone

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  8. **Description of Project:**  
The proposed Monterey Park Market Place Precise Plan and project alters the previously proposed project for the site and increases the amount of retail square feet to 600,000, an increase of 84,618 square feet (16.4 percent). Four retail anchor stores would be the largest buildings onsite and would include a home improvement store, retail and/or department stores, and a wholesale/discount store. Two garden centers would also be included with these anchor stores, one with the home improvement store and one with one of the retail/discount stores. The smaller retail buildings, buildings "E" and "G," would be for mixed retail or restaurant use. Smaller retail pads include a bank, fast food restaurant, two sit-down restaurants, and a gas station. A total of 2,386 parking spaces would be provided.



## *2. Environmental Checklist*

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### **9. Surrounding Land Uses and Setting:**

The site is surrounded by residential, office, commercial, and industrial land uses. The Resurrection Cemetery is to the northeast of the site, along Potrero Grande Drive. Two commercial centers, the Montebello Town Square and the Montebello Town Center, are to the southeast and east of the project site, respectively. Some areas used for agriculture border the site along the northeast and northwest border. Single- and multifamily residences in the Cities of Montebello, Rosemead, and Monterey Park are not directly adjacent to but surround the site on all sides. The nearest residential land uses are approximately 500 feet northeast of the eastern corner of the project site. Office developments are north of the project site on both sides of Potrero Grande Drive.

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### **10. Other Public Agencies Whose Approval Is Required**

Monterey Park Fire Department  
Monterey Park Police Department  
Los Angeles Regional Water Quality Control Board  
South Coast Air Quality Management District  
California Department of Transportation (Encroachment Permit for leveling of berm along SR-60)  
City of Montebello (approval of offsite signs)

## 2. Environmental Checklist

### 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Agricultural and Forest Resources      | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                | <input type="checkbox"/> Cultural Resources                     | <input type="checkbox"/> Geology / Soils                               |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials          | <input type="checkbox"/> Hydrology / Water Quality                     |
| <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

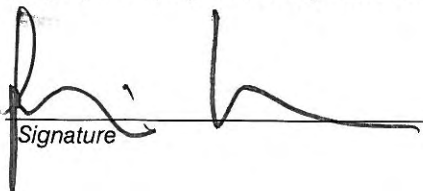
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

## 2. Environmental Checklist

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### 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## *2. Environmental Checklist*

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- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.



## 2. Environmental Checklist

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| <b>I. AESTHETICS. Would the project:</b>   |                                       |   |                                     |                  |
| a) Have a substantial adverse effect on a scenic vista?  |                                       |   |                                     | <b>X</b>         |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   |                                       |   | <b>X</b>                            |                  |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  |                                       |   | <b>X</b>                            |                  |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  |                                       |   | <b>X</b>                            |                  |
| <b>II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</b> |                                       |   |                                     |                  |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   |                                       |   |                                     | <b>X</b>         |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   |                                       |   |                                     | <b>X</b>         |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?   |                                       |   |                                     | <b>X</b>         |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   |                                       |   |                                     | <b>X</b>         |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   |                                       |   |                                     | <b>X</b>         |
| <b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>   |                                       |   |                                     |                  |
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <b>X</b>                              |   |                                     |                  |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <b>X</b>                              |   |                                     |                  |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  | <b>X</b>                              |   |                                     |                  |



## 2. Environmental Checklist

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <b>X</b>                              |   |                                     |                  |
| e) Create objectionable odors affecting a substantial number of people?  |                                       |   | <b>X</b>                            |                  |
| <b>IV. BIOLOGICAL RESOURCES. Would the project:</b>  |                                       |   |                                     |                  |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |                                       |   |                                     | <b>X</b>         |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   |                                       |   |                                     | <b>X</b>         |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   |                                       |   |                                     | <b>X</b>         |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   |                                       |   |                                     | <b>X</b>         |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  |                                       |   | <b>X</b>                            |                  |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   |                                       |   |                                     | <b>X</b>         |
| <b>V. CULTURAL RESOURCES. Would the project:</b>   |                                       |   |                                     |                  |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?  |                                       |   |                                     | <b>X</b>         |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?   |                                       |   |                                     | <b>X</b>         |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  |                                       |   |                                     | <b>X</b>         |
| d) Disturb any human remains, including those interred outside of formal cemeteries?   |                                       |   | <b>X</b>                            |                  |
| <b>VI. GEOLOGY AND SOILS. Would the project:</b>   |                                       |   |                                     |                  |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                       |   | <b>X</b>                            |                  |



## 2. Environmental Checklist

| <i>Issues</i>   | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. |                                       |   | <b>X</b>                            |                  |
| ii) Strong seismic ground shaking?  |                                       |   | <b>X</b>                            |                  |
| iii) Seismic-related ground failure, including liquefaction?  |                                       |   | <b>X</b>                            |                  |
| iv) Landslides?   |                                       |   | <b>X</b>                            |                  |
| b) Result in substantial soil erosion or the loss of topsoil?   |                                       |   | <b>X</b>                            |                  |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  |                                       |   | <b>X</b>                            |                  |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  |                                       |   | <b>X</b>                            |                  |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?  |                                       |   |                                     | <b>X</b>         |
| <b>VII. GREENHOUSE GAS EMISSIONS. Would the project:</b>  |                                       |   |                                     |                  |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?   | <b>X</b>                              |   |                                     |                  |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?  | <b>X</b>                              |   |                                     |                  |
| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>  |                                       |   |                                     |                  |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   |                                       |   | <b>X</b>                            |                  |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   |                                       |   | <b>X</b>                            |                  |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |                                       |   |                                     | <b>X</b>         |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?  |                                       |   | <b>X</b>                            |                  |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?                        |                                       |   |                                     | <b>X</b>         |

## 2. Environmental Checklist

| <i>Issues</i>  |  | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>With<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|--|--|---|---|---|----------------------|
| f)   | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?   |   |   |   | <b>X</b>             |
| g)   | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   |   |   |   | <b>X</b>             |
| h)   | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  |   |   |   | <b>X</b>             |
| <b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b> |  |   |   |   |                      |
| a)   | Violate any water quality standards or waste discharge requirements?   |   |   | <b>X</b>                                    |                      |
| b)   | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? |   |   | <b>X</b>                                    |                      |
| c)   | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site   |   |   | <b>X</b>                                    |                      |
| d)   | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   |   |   | <b>X</b>                                    |                      |
| e)   | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  |   |   | <b>X</b>                                    |                      |
| f)   | Otherwise substantially degrade water quality?   |   |   | <b>X</b>                                    |                      |
| g)   | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  |   |   |   | <b>X</b>             |
| h)   | Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   |   |   |   | <b>X</b>             |
| i)   | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  |   |   | <b>X</b>                                    |                      |
| j)   | Inundation by seiche, tsunami, or mudflow?   |   |   |   | <b>X</b>             |



## 2. Environmental Checklist

| <i>Issues</i>   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>With<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---|---|---|---|----------------------|
| <b>X. LAND USE AND PLANNING. Would the project:</b>   |   |   |   |                      |
| a) Physically divide an established community?  |   |   |   | <b>X</b>             |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |   |   | <b>X</b>                                    |                      |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   |   |   |   | <b>X</b>             |
| <b>XI. MINERAL RESOURCES. Would the project:</b>  |   |   |   |                      |
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?   |   |   |   | <b>X</b>             |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?   |   |   |   | <b>X</b>             |
| <b>XII. NOISE. Would the project result in:</b>   |   |   |   |                      |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <b>X</b>                                      |   |   |                      |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <b>X</b>                                      |   |   |                      |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <b>X</b>                                      |   |   |                      |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <b>X</b>                                      |   |   |                      |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?   |   |   |   | <b>X</b>             |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  |   |   |   | <b>X</b>             |
| <b>XIII. POPULATION AND HOUSING. Would the project:</b>   |   |   |   |                      |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?   |   |   | <b>X</b>                                    |                      |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   |   |   |   | <b>X</b>             |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   |   |   |   | <b>X</b>             |

## 2. Environmental Checklist

| <i>Issues</i>   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>With<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---|---|---|---|----------------------|
| <b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |   |   |   |                      |
| a) Fire protection?   |   |   | <b>X</b>                                    |                      |
| b) Police protection?   |   |   | <b>X</b>                                    |                      |
| c) Schools?   |   |   |   | <b>X</b>             |
| d) Parks?   |   |   |   | <b>X</b>             |
| e) Other public facilities?   |   |   |   | <b>X</b>             |
| <b>XV. RECREATION.</b>  |   |   |   |                      |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  |   |   |   | <b>X</b>             |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?   |   |   |   | <b>X</b>             |
| <b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:  |   |   |   |                      |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?                         | <b>X</b>                                      |   |   |                      |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <b>X</b>                                      |   |   |                      |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   |   |   |   | <b>X</b>             |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  |   |   | <b>X</b>                                    |                      |
| e) Result in inadequate emergency access?   |   |   | <b>X</b>                                    |                      |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  |   |   |   | <b>X</b>             |



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| <i>Issues</i>  | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>With<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|--|---|---|---|----------------------|
| <b>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>   |   |   |   |                      |
| a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?   |   |   | <b>X</b>                                    |                      |
| b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | <b>X</b>                                      |   |   |                      |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  |   |   | <b>X</b>                                    |                      |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?  | <b>X</b>                                      |   |   |                      |
| e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?  | <b>X</b>                                      |   |   |                      |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | <b>X</b>                                      |   |   |                      |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <b>X</b>                                      |   |   |                      |
| <b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>  |   |   |   |                      |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |   |   | <b>X</b>                                    |                      |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)   | <b>X</b>                                      |   |   |                      |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <b>X</b>                                      |   |   |                      |

### 3. *Environmental Analysis*

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Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

#### 3.1 **AESTHETICS**

##### a) **Have a substantial adverse effect on a scenic vista?**

**No Impact.** Because of the hilly terrain, the project site is not easily visible from the surrounding land uses and there are no views of scenic vistas from the project site. The 2000 MPTP EIR did not identify any surrounding land uses that would be affected by changes to scenic vistas with the implementation of the proposed project. The project site is not a scenic resource itself and the development of the project would not interfere with viewsheds of the surrounding land uses. Therefore, no impacts to scenic vistas would occur and no additional analysis will be included in the Supplement to the 2000 MPTP EIR.

##### b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Less Than Significant Impact.** There are no scenic resources on the proposed project site, including trees, rocks, or historic buildings within a state scenic highway. The only building on the project site is the LTP/TDF. Other structures include power lines, fencing, and barricades along Greenwood Avenue. Most of the site is partially covered with nonnative vegetation or dirt and gravel. Sparse trees and smaller shrubs are present near the LTP/TDF. These resources are not considered scenic resources. The 2000 MPTP EIR did not find any structures or features of the site to be scenic resources. In addition, SR-60 is not a designated state scenic highway (Caltrans 2007). Site development would change the appearance of the project site but these alterations would improve the aesthetic quality of the site through the introduction of landscaping, and no significant visual impacts are anticipated. Therefore, no additional analysis on scenic resources will be discussed in the Supplement to the 2000 MPTP EIR.

##### c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less Than Significant Impact.** The portion of the project site with the LTP/TDF can be characterized as industrial; the remainder of the project site is covered with sparse nonnative vegetation, dirt and gravel roadways, fencing, and power lines. A large gravel pile occupies the eastern portion of the site. The proposed project would alter the visual character of the site from industrial/vacant to commercial. The proposed MPMP Precise Plan establishes an overall development theme for the project site that would maintain visual compatibility within the site and with the surrounding land uses. Therefore, no significant impacts to visual character are anticipated and no additional analysis would be needed in the Supplement to the 2000 MPTP EIR.

##### d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

**Less Than Significant Impact.** The 2000 MPTP EIR provided an assessment of the lighting plan for the commercial development of the site. As described in the 2000 MPTP EIR, lighting would be used mainly for



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site decoration, illuminating signage, and security. As part of both the previous and proposed projects, the berm along SR-60 would be leveled to provide more development space and remove the visible barrier between SR-60 and the project site. Signage along SR-60 would be illuminated but all other lighting would be directed onto the project site. The 2000 MPTP EIR found impacts related to lighting and glare to be less than significant because there are no sensitive receptors surrounding the project site and the lights along SR-60 would be used to illuminate signage; all other lighting would be directed toward the project site. The proposed project would have a similar lighting plan as the previously proposed project. Therefore, lighting and glare impacts would be less than significant and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

#### **3.2 AGRICULTURE AND FOREST RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) into nonagricultural uses. The site is not used for agricultural purposes and there are no areas identified as Farmland onsite (CDC 2008). The proposed project would allow for the commercial development of the site but no impacts to Farmland would occur. No additional analysis in the Supplement to the 2000 MPTP EIR is needed.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** Development of the proposed project would not conflict with agricultural zoning or with a Williamson Act contract. The site is currently zoned as a Planned Development Overlay Zone and there are no Williamson Act contracts on the site or in its vicinity (Los Angeles County Assessor 2006). The proposed project would not have impacts on Williamson Act contracts or agricultural zoning and no additional analysis is needed.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The proposed project would not conflict with existing zoning for forest land, timberland, or timberland zoned as Timberland Production. The project site was previously used as a landfill and is now zoned for Planned Development. No portion of the project site or the surrounding areas is forested. No impacts to forest land, timberland, or timberland zoned as Timberland Production would occur and no additional analysis is necessary.



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**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** Modifications to the project site in accordance with the proposed project would not result in the loss or conversion of forest land. The site and surrounding areas are urbanized and do not contain any forested lands. The proposed project would allow for commercial development of the site but no project-related impacts to forest land would occur and no additional analysis in the Supplement to the 2000 MPTP EIR is necessary.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** The proposed project site is in an urbanized area of the City of Monterey Park and the development of the proposed project would not cause any additional adverse changes to Farmland or forest land. There are no areas of forested or agricultural land within the vicinity of the proposed project that would be converted to nonagricultural or nonforest uses. Project-related agriculture and forest impacts would not occur and no additional analysis is needed.

#### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.** The proposed project would potentially conflict with an applicable air quality plan. The project site is in the South Coast Air Basin (SoCAB), which is monitored by the South Coast Air Quality Management District (SCAQMD). The SCAQMD's air quality management plan (AQMP) strategy is based on development projections from local general plans; therefore, the type of projects that may be considered inconsistent with the AQMP include new or amended general plan elements, specific plans, and unique projects. For these projects a consistency review is required. Since this project involves a precise plan and would require a consistency analysis with the Monterey Park General Plan, it may conflict with the AQMP. In addition, project-related construction and operation have the potential to generate substantial quantities of criteria pollutants that could exceed the SCAQMD significance thresholds. The potential for the Monterey Park Market Place to conflict with or obstruct implementation of the SCAQMD's AQMP will be analyzed in the Supplement to the 2000 MPTP EIR.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Potentially Significant Impact.** Construction and operation of the proposed project may contribute air pollutant emissions that would violate existing or proposed air quality standards. The SCAQMD has regional emissions significance thresholds for carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), and fine inhalable particulate matter (PM<sub>2.5</sub>). The 2000 MPTP EIR analyzes the project's construction and operational emissions for all of these compounds except for PM<sub>2.5</sub>. However, the proposed project must analyze project emissions of all these compounds due to the increase in building square footage. The potential for the proposed project to violate SCAQMD standards or contribute substantially to air quality violations will be fully evaluated in the EIR.



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- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Potentially Significant Impact.** The proposed project may result in a cumulatively considerable net increase of criteria pollutants in a nonattainment area. The project site is in the SoCAB, which is designated nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> under both California and federal ambient air quality standards (AAQS). It is also designated for nonattainment for lead under state AAQS for the Los Angeles County portion. The potential for the proposed project to exceed nonattainment air quality standards will be fully evaluated in the Supplement to the 2000 MPTP EIR.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** The proposed project may cause the exposure of customers and employees to emissions of pollutant concentrations from the landfill. The project site was previously used as a landfill. Landfill gas buildup is collected at gas collection wells and gas is also a by-product of the LTP/TDF. Most landfill gas is made of methane, carbon dioxide, nitrogen, and water vapor. The 2000 MPTP EIR also stated that traces of vinyl chloride, benzene, and toluene had been found onsite. The LTP/TDF emits hydrogen chloride, carbon monoxide, and nitrogen oxides. The proposed project may result in the exposure of customers and employees on the project site to concentrations of contaminants found in the landfill gas emissions. In addition, construction activities and vehicle use during operation would create air pollution that may be emitted near sensitive receptors. Impacts related to pollution concentrations would be potentially significant and this issue will be addressed in the Supplement to the 2000 MPTP EIR.

- e) **Create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** The 45-acre project site is located on a portion of the former 190-acre landfill. Gas generated by the capped landfill is treated at the TDF to control the amount of off-gas released and odors. The proposed project does not involve modifications to the existing landfill or treatment system, which have been constructed since certification of the 2000 MPTP EIR. Therefore, no significant impacts would occur.

Potential odors resulting from the project would occur during the construction phase and would be associated with the application of asphalt and paint and the emission of construction vehicle exhaust. Nuisance odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. An occasional whiff of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such odors are an adverse, but not significant, air quality impact.

No objectionable odors are anticipated to result from the operation of the commercial/retail buildings associated with the proposed project. Restaurants may generate odors; however, the nearest sensitive land use is over 500 feet from the boundaries of the project site. Furthermore, odor complaints are subject to SCAQMD Rule 402, Nuisance, which requires that odors not result in a nuisance or annoyance to the public. Odor impacts resulting from the proposed project are not considered significant

### 3.4 BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** No candidate, sensitive, or special status species has been identified on the project site. The California Natural Diversity Database, run by the California Department of Fish and Game (CDFG), maintains records of sightings and the known locations of candidate, sensitive, and special status species. A report generated for the El Monte quadrangle, in which the site is located, did not yield data indicating that the site contains any species of concern (CDFG 2010). The development of the project site as proposed by the MPMP Precise Plan would not impact candidate, sensitive, or special status species, or modify the habitat used by any of these species. No impacts would occur and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The project site does not support riparian or sensitive community habitat as identified by local or regional plans, policies, or regulations, or by the CDFG or United States Fish and Wildlife Service (USFWS). The site is mostly vacant with sparse vegetation. The only structures onsite are the LTP/TDF and the utilities supporting this plant. The City of Monterey Park General Plan and the map of Significant Ecological Areas in Los Angeles County do not identify the project site as having sensitive natural community or riparian habitat (Monterey Park 2001; Los Angeles County 2009). Implementation of the MPMP would not affect biological habitat and no impacts to riparian or natural community habitat would occur. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The proposed project would not have adverse effects on Section 404 federally protected wetlands. The project site does not contain riparian or wetland habitat. The proposed MPMP Precise Plan would not remove, fill, interrupt, or disrupt wetlands in any other way. No impacts to Section 404 wetlands would occur and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.** The project site is not used by native resident or migratory fish and wildlife species as a migration corridor or as a nursery site. The project site and surrounding areas are urbanized with limited space and resources for use by wildlife species. The implementation of the proposed project would not affect migration corridors or nursery sites and no impacts would occur. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.



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**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**Less Than Significant Impact.** The proposed project site is covered with sparse vegetation, including some shrubs and trees, mostly near the LTP/TDF access road and along fence lines. The City of Monterey Park has a tree preservation ordinance that protects against the removal of trees and shrubs on public property. “No person shall cut down, injure, girdle, destroy or remove any standing or growing trees or shrubbery, or any ornament or improvement in any public park or street of the city without first being issued a permit...” (Monterey Park Municipal Code Section 9.63.030). The development of the site as proposed by the MPMP Precise Plan would potentially remove existing trees from the project site. These trees are not within public property, however, and they would not conflict with the City’s tree preservation ordinance. Impacts would be less than significant and no additional analysis is needed.

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** There are no adopted Habitat Conservation Plans (HCP) or Natural Community Conservation Plans (NCCP) on the project site. The City’s General Plan does not identify any HCPs or NCCPs within the City’s boundaries (Monterey Park 2001). Implementation of the proposed project would not affect HCPs or NCCPs and no impacts would occur. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

#### **3.5 CULTURAL RESOURCES**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**

**No Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The minimum age criterion for historic resources to be listed on the California register is 50 years. The project site does not contain any historic buildings that would meet this age criterion. The only structures on the project site are the LTP/TDF and the utilities that support this structure. No historically significant resources would be affected by development of the proposed project. No impacts would occur and no additional analysis is required in the Supplement to the 2000 MPTP EIR.

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**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**No Impact.** The proposed project would not adversely change the significance of an archaeological resource. The project site was previously used for a landfill and oil and gas production; it is unlikely that archaeological remains would be found on the project site during excavation. In addition, the 2000 MPTP EIR did not discuss the impacts related to cultural resources because they were determined to be less than significant in the IS. Since the proposed development of the project site would not change substantially from development proposed in 2000, impacts to cultural resources are not expected to be different. Impacts to archaeological resources would not occur and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** The proposed project would not adversely change the significance of a paleontological resource. The project site was previously used for a landfill and oil and gas production; it is unlikely that paleontological resources would be found on the project site during excavation. In addition, the 2000 MPTP EIR did not discuss the impacts related to cultural resources because they were determined to be less than significant in the IS. Since the proposed development of the project site would not change substantially from development proposed in 2000, impacts to cultural resources are not expected to be different from previously determined. Impacts to paleontological resources would not occur and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant Impact.** The project site has been highly disturbed and human remains are not known to exist on the project site. The nearest cemetery is the Resurrection Cemetery, a little over 500 feet to the northeast of the project site. As required under California Health and Safety Code, the discovery of any human remains during construction projects must be reported to the county coroner and all activities on the site must cease until the coroner allows activity to continue (California Health and Safety Code Sections 7050.5–7055). As stated in the 2000 MPTP EIR, construction activity for the proposed project is required to follow these regulations by California Law. Impacts were determined to be less than significant in the 2000 MPTP EIR. The proposed project would be similar and impacts would be less than significant. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.



#### 3.6 GEOLOGY AND SOILS

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Less Than Significant Impact.** In order to analyze the previous project in comparison with the geological environment, the 2000 MPTP EIR required a geotechnical report be prepared specifically for the 2000 MPTP prior to project construction. The report indicates that the site is not within a fault zone delineated on the Alquist-Priolo Fault Earthquake Fault Zoning map but that there are minor faults running through the site. These two parallel faults are about 75 feet apart and run in a general north-to-

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south direction, both about 500 feet in length (Geotechnical Professionals 1999). The 2000 MPTP EIR describes these faults as minor and inactive. Since the exact locations and effects of these faults were not known in the 2000 MPTP EIR, it required mitigation measures to obtain more information regarding the geology of the project site. Mitigation Measure 3.4-2 of the 2000 MPTP EIR specifically requires that a geotechnical report be prepared for the project site. This report was prepared by Geotechnical Professionals in 1999 after the 1999 Draft EIR was completed. It found that the onsite fault lines would not cause substantial risk to the project site with the incorporation of recommendations of the report. The report and its recommendations would be carried over to the proposed project and risks related to fault lines would be reduced. Therefore, fault rupture impacts would be less than significant and additional analysis is not needed in the Supplement to the 2000 MPTP EIR.

#### **ii) Strong seismic ground shaking?**

**Less Than Significant Impact.** The project site would be susceptible to strong seismic groundshaking caused by earthquakes in the area. The 2000 MPTP EIR stated that a strong earthquake on any of the area faults could cause significant groundshaking on the project site. The geotechnical report prepared for the MPTP in 1999 also indicated that the site is susceptible to strong groundshaking and provides recommendations to reduce groundshaking impacts. The report and its recommendations would be carried over to the proposed project and risks related to seismic groundshaking would be reduced. In addition, as indicated in the geotechnical report and the 2000 MPTP EIR, buildings would be constructed to earthquake standards of the California Building Standards Code (Title 24 of the California Code of Regulations). Therefore, seismic groundshaking impacts would be less than significant and additional analysis is not needed in the Supplement to the 2000 MPTP EIR.

#### **iii) Seismic-related ground failure, including liquefaction?**

**Less Than Significant Impact.** The project site does not contain soil that is subject to liquefaction. The geotechnical study prepared for the project site in 1999 described the project site as having dense to very dense to cohesive soils (Geotechnical Professionals 1999). Liquefaction tends to occur on cohesionless soils with loose to medium density. Seismic activity would not cause liquefaction to occur onsite because of the dense soil conditions. Development of the proposed project would not result in significant impacts related to liquefaction or ground failure due to seismic activity. No additional analysis is required in the Supplement to the 2000 MPTP EIR.

#### **iv) Landslides?**

**Less Than Significant Impact.** The final site design may include permanent slopes on and adjacent to the project site that may be susceptible to landslide and slope failure. For the previous project, a fill slope was proposed along the western boundary of the site. This slope would be regraded to have an aspect ratio of 2:1, which is steeper than the usually accepted 3:1 slope ratio without geotechnical engineering studies. The City of Monterey Park requires a complete soils and geological investigation to be provided for City review by the applicant for any development site that has "...a preconstruction gradient in excess of ten percent or which propose slopes or retaining devices totaling in excess of five feet in height, or where the slope on any adjacent property exceeds ten percent within twenty-five feet of the applicant's property line, or where any adjacent property has retaining devices in excess of five feet in height within twenty-five feet of the applicant's property line..." (Section 20.18.040 of the City of Monterey Park Municipal Code). The 1999 geotechnical report, which would meet the City's requirement, analyzed the stability of a generic slope with 2:1 ratio on the project site and found it would not present a risk to the site if constructed and maintained in accordance with the specifications included in the 1999 geotechnical report. The report and its recommendations would be carried over to the proposed project

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and risks related to landslides would be reduced. Therefore, landslide impacts would be less than significant and additional analysis is not needed in the Supplement to the 2000 MPTP EIR.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Less Than Significant Impact.** The proposed project site may be susceptible to substantial soil erosion. The majority of the site would be flat and developed with impervious surface so soil erosion would be minimized. Landscaped areas would be vegetated to preclude soil erosion. However, slopes bordering the site are very susceptible to soil erosion caused by runoff, as stated in the 1999 geotechnical report. The slope of main concern is the western slope in the SCE alignment, to be regraded with a 2:1 aspect ratio. This slope contains landfill debris and has been capped as part of the landfill remedy work. The 2000 MPTP EIR indicated that substantial soil erosion and the loss of topsoil on the western slope may be mitigated with an EPA-approved long-term operations and management plan (since it is part of the landfill and under the EPA's regulatory jurisdiction). Since the approval of the 2000 MPTP EIR, this long-term operations and maintenance plan for site remedy, prepared by New Cure, Inc., has been implemented on the project site. The scope of the long-term operations and maintenance plan includes design features to control soil erosion and a description is found in Section 1.3.1, *Project Background*, of this initial study. The recommendations in the 1999 geotechnical report would reduce geological risks related to substantial soil erosion and the loss of topsoil. The report and its recommendations would be carried over to the proposed project and soil erosion and topsoil loss would be reduced. Therefore, erosion impacts would be less than significant and additional analysis is not needed in the Supplement to the 2000 MPTP EIR.

#### c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

**Less Than Significant Impacts.** The proposed project site is underlain with fill soil, pavements, and bedrock. In the 1999 geotechnical report, borings identified fill soils to be mostly gravelly sands with loose to medium density. The naturally occurring onsite soils are dense sands and gravelly sand in the form of bedrock. Some areas of silty sands and silty clays are also present. The bedrock areas have high strength and low compressibility characteristics. As stated in Section 3.6(a)(iv), landslides may occur on certain portions of the project site where slopes are constructed as a result of the proposed development plan. The potential for lateral pressure in relation to the proposed buildings to affect buildings is included in the 1999 geotechnical report. Recommendations for retaining wall construction, including backfill recommendations, are provided in the report.

Subsidence of the existing and fill material is not expected to be significant on the project site because of the compactness of the onsite soil and fill material (Geotechnical Professionals 1999). As stated in Section 3.6(a)(iii), liquefaction is not expected to occur on the project site because the onsite soil is highly cohesive and dense. For the same reasons, soil collapse is also not expected to be an issue on the project site because of the stability of the soil.

With the use of slope stabilization landscaping and long-term maintenance of the western slope, landslide impacts would be less than significant (Geotechnical Professionals 1999; New Cure, Inc., 2008). The effects of lateral spreading can be reduced by including retaining walls and backfill, as described in the 1999 geotechnical study. Impacts related to subsidence, liquefaction, and collapse are not significant because the soil characteristics on the project site are not susceptible to these geologic activities. Impacts to landslides and lateral spreading can be reduced to less than significant levels with the incorporation of recommendations of the 1999 geotechnical study. Therefore, geologic unit and soil stability will not be addressed in the Supplement to the 2000 MPTP EIR.



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- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.** Expansive soils are characterized as being able to shrink and expand depending on whether they are dry or wet. They tend to be clayey soils that absorb water well. Some of the onsite clayey soil may be used as fill material, which could cause soil expansion. The 1999 geotechnical report provided recommendations to reduce the potential risks associated with expansive soils. The report and its recommendations would be carried over to the proposed project and expansive soil impacts would be reduced. Therefore, expansive soil would be less than significant and additional analysis is not needed in the Supplement to the 2000 MPTP EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** The proposed project would not include the use of septic tanks or alternative waste water disposal systems. No impacts would occur and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

#### **3.7 GREENHOUSE GAS EMISSIONS**

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant Impact.** The 2000 MPTP EIR did not include a discussion of greenhouse gas emissions because it was not required by CEQA until after the passage of Senate Bill 97, which required the Governor's Office of Planning and Research (OPR) to develop recommended amendments to the State CEQA Guidelines for addressing greenhouse gas emissions. The amendments were officially adopted on March 18, 2010 (OPR 2010). The proposed project would include 600,000 square feet of commercial development on the project site, potentially increasing greenhouse gas emissions. Impacts would be potentially significant and greenhouse gas emissions will be discussed in the Supplement to the 2000 MPTP EIR.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** The 2000 MPTP EIR did not include a discussion of greenhouse gas emissions because it was not yet required by CEQA. The proposed project would include 600,000 square feet of commercial development on the project site, potentially increasing greenhouse gas emissions. Impacts would be potentially significant; and policies, plans, and regulations for greenhouse gas emissions will be discussed in the Supplement to the 2000 MPTP EIR.

#### **3.8 HAZARDS AND HAZARDOUS MATERIALS**

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Less Than Significant Impact.** The 2000 MPTP EIR evaluated the potential construction and operation impacts related to the routine transport, use, or disposal of hazardous materials. The previous project would have required the removal of industrial buildings, which have since been removed from the project site, reducing impacts related to the removal of potentially hazardous building material during construction (e.g.,



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asbestos containing material and lead-based products). The 2000 MPTP EIR found all construction activities would have less than significant impacts related to the transport, use, or disposal of hazardous materials. Since the proposed project would not require the removal of potential hazardous materials and other construction activities would be similar to previously proposed, impacts related to the routine transport, use, or disposal of hazardous waste during project construction are less than significant. During project operation, the use of the LTP/TDF would not require the transport of hazardous waste to and from the facility. Other instances where people may be routinely exposed to hazardous waste may be at the home improvement or other proposed anchor stores because of the chemical-based products sold at these stores. The 2000 MPTP EIR found these impacts to be less than significant because of required labeling and packaging of these substances. For these reasons, project-related hazardous waste impacts during construction and operation would be less than significant and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact.** The 2000 MPTP EIR analyzed potential impacts related to the risk of exposure or upset of hazardous wastes due to accident conditions or release of hazardous materials into the environment. The project site contains chemicals found in the trash, debris, leachate, and gas of the landfill, and in contaminated soil and groundwater due to previous oil, gas, and industrial activities on the project site. The eastern portion of the project site was previously used for oil and gas production, which may have resulted in the depositing of brines (highly concentrated salt water) and other waste material on the project site. The western 10.8 acres of the project site were previously used as a landfill. The landfill portion of the site may produce methane and other landfill gases. The leachate from the landfill is treated onsite at the LTP/TRF. This process produces off-gas as part of the treatment process. The LTP/TRF directs the off-gas to the south parcel of the Oil Landfill to be burned.



Section 1.3.1, *Project Background*, of this Initial Study, describes the remedy actions completed for the project site. A Construction Completion Report was prepared by Geosyntec Consultants in March 2010 and the remedy was approved by the USEPA in April 2008. The three main components of the remedial activities included the landfill cover system, the gas management and conveyance system, and the surface water management system (Geosyntec 2010). Throughout the remedial activities, quality control and assurance protocols were followed and all completed actions were recorded to ensure compliance with the remedy plan. A long-term maintenance plan has been implemented by New Cure, Inc. to ensure the provisions affecting site design, operational maintenance, and employee safety are followed and maintained as part of the site construction and operation.

As described in the Construction Completion Report and the long-term maintenance plans, the landfill has been capped to retain methane and other gaseous emissions as part of the remedial activities for the project site. The gas emitted by the landfill is treated at the LTP/TRF. Gas collection wells penetrate the cap to reduce gas build-up and direct it to the LTP/TRF. Mitigation measures 3.5-1 (as revised in the 2000 FEIR for the MPTP) and 3.5-2 regarding sealing the gas cap around the penetration wells and the appropriate use of these wells—including the development of work plans, and predesign and construction related documents by the applicant—would be carried over to the Supplement to the MPTP EIR. The remedial activities for the project site have been completed and the possibility of the upset of hazardous materials on the project site has been reduced. Impacts are less than significant and no additional analysis is required.

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- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** There are no schools within a quarter mile of the proposed project site. The nearest school is over half a mile to the northeast (Potrero Heights Elementary School at 8026 East Hill Drive in South San Gabriel). No impacts related to the exposure of schools to acutely hazardous materials would occur and no additional analysis is required.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Less Than Significant Impact.** The 2000 MPTP EIR analyzed the site's potential to cause hazards to the public because of its previous use as a landfill. After closure of the landfill, the site was added to the National Priorities List as a Superfund Site in 1986. Numerous hazard assessments have been completed that analyze the hazardous characteristics of the site, the methods being used to clean up the site, and what needs to be done to maintain safety and human health at the site. The EPA requires that the long-term stability of the landfill gas cap system, surface drainage system, and gas monitoring/collection systems be verified. Since the site is a Superfund site, remedial activities have been completed under the authority of the EPA to ensure that it is properly cleaned up. In addition, as stated in the 2000 MPTP EIR, the applicant would be required by the EPA to provide long-term operations and maintenance plans (included in Mitigation Measures 3.4-1 and 3.5-2 of the 2000 MPTP EIR). Remedial activities and long-term monitoring plans have been completed for the project site. Site clean-up requirements have been completed and approved by the USEPA and no significant impacts related to being on a hazardous materials list remain. Impacts are less than significant and no additional analysis is required.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The proposed project site is not within an airport land use plan and it is not within two miles of a public use airport. The nearest public use airport, El Monte Airport in El Monte, is approximately 4.5 miles northeast of the project site (AirNav 2010). No safety hazards for people visiting or working in the area would occur as a result of the proposed project and no impacts would occur. Therefore, no additional analysis is required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The proposed project is not in the vicinity of a private use air strip. The closest private airstrip is the Southern California Edison Heliport in Rosemead, about a mile and a half to the northeast (AirNav 2010). No impacts would occur and no additional analysis is needed.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The proposed project would not interfere with an adopted emergency response plan. The City of Monterey Park has its own emergency response plan and participates in the Standardized Emergency Response System, which acts as a framework for multiagency emergency response (City of Monterey Park

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2001). The proposed MPMP Precise Plan would not interfere with implementation of the emergency response plan. No impacts would occur and no additional analysis is needed.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** There are no wildland areas near the project site and it is not susceptible to risks associated with wildland fires. The project site and the surrounding area are completely urbanized. Wildland fires would not occur on or near the site and no impacts would occur. Therefore, no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

#### 3.9 HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements?**

**Less Than Significant Impact.** The 2000 MPTP EIR determined that development of the site would not result in any impacts related to the violation of water quality standards. The project site is in the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). The Los Angeles RWQCB has municipal and construction permits that control the amount of pollution in the drainage area of the Los Angeles River. During project construction, siltation and erosion may occur, potentially affecting water quality offsite. During project operation, pollution from vehicle traffic on the parking lot may be washed into the local drainage. The 2000 MPTP EIR determined that impacts to water quality standards would be less than significant because the project would be required to comply with the municipal and construction permits. The proposed project would have a similar site plan so impacts to water quality standards would be similar. The proposed project would be required to develop a stormwater pollution prevention plan (SWPPP) to control water pollution during construction and a standard urban stormwater mitigation plan (SUSMP) to control stormwater runoff during project operation (LARWQCB 2009). All construction sites over one acre in size must complete a SWPPP, and commercial projects over 100,000 square feet must have a SUSMP approved by the Los Angeles RWQCB. Therefore, impacts to water quality violations would be less than significant. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Less Than Significant Impact.** The 2000 MPTP EIR discussed the ability of the proposed project to deplete or lower groundwater supplies. It found that development of the site would not result in a depletion of groundwater supplies because the project would not include groundwater production wells, the amount of pervious surface is currently small and would not be significantly altered by development, and the project site and surrounding areas do not have an underlying supply of potable water. The 2000 MPTP EIR adequately discussed the issue of groundwater depletion and, since the proposed project would be similar to the previously proposed project, impacts would be less than significant and no additional analysis would be needed in the Supplement to the 2000 MPTP EIR.



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- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

**Less Than Significant Impact.** The previous project (2000 MPTP EIR) would mimic the current drainage pattern of the project site. During construction, best management practices would be implemented to reduce runoff of soil, artificial fill, and bedrock as part of the SWPPP. As described in the 2000 MPTP EIR, the final site grading and stormwater drainage system would comply with surface water management requirements for a closed landfill and the slope improvements would include non-erosive brow, bench, and down drains to maintain existing drainage patterns and reduce the potential for offsite erosion and/or siltation. The proposed project would be similar to the previous plan and impacts would be less than significant. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Less Than Significant Impact.** The final site grading and stormwater drainage system would comply with surface water management requirements for a closed landfill, and the slope improvements would include nonerosive brow, bench, and down drains to maintain existing drainage patterns. The amount of impervious surface would increase from about 75 percent to 100 percent, increasing the amount of stormwater flow. To accommodate the increased stormwater flow, onsite detention basins would be used to prevent offsite flooding. The 2000 MPTP EIR found that these improvements would reduce potentially significant impacts to levels that are less than significant. The proposed project would be similar to the previous plan, including the use of detention basins to control the increased flow of stormwater. For these reasons, impacts would be less than significant. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

**Less Than Significant Impact.** The project site has been highly disturbed and developed in the past but the stormwater drainage system is not well-defined. The existing infrastructure includes a 48-inch-diameter storm drain in the western portion of the site that drains into the SCE ditch. Most stormwater on the project site flows off impervious surface—which makes up 75 percent of the site—into the drainage system or infiltrates into the ground. Under the previous project (2000 MPTP EIR), the amount of impervious surface would increase from about 75 percent to 100 percent, increasing the amount of stormwater flow. To accommodate the increased stormwater flow, onsite detention basins would be used to ensure that the stormwater flow would not exceed the capacity of the existing stormwater drainage system. The stormwater drainage system would be updated as part of the development of the site. The 2000 MPTP EIR found that these improvements would reduce potentially significant impacts to levels that are less than significant.

The proposed project would be required to develop a SWPPP to control water pollution during construction and a SUSMP to control stormwater runoff during project operation (LARWQCB 2009). All construction sites over one acre in size must complete a SWPPP, and commercial projects over 100,000 square feet must have a SUSMP approved by the Los Angeles RWQCB. The proposed project would be similar to the previous plan, would include a similar amount of impervious surface, and would include similar improvements to the stormwater drainage system. Impacts would be less than significant and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**f) Otherwise substantially degrade water quality?**

**Less Than Significant Impact.** The previous project discussed other potential impacts related to water quality degradation. The previous use of the project site as a landfill may cause runoff water contamination through exposure to contaminated soil. The water quality standards of the City of Monterey Park, County of Los Angeles, and the RWQCB must be met as a part of the National Pollution Discharge Elimination System (NPDES) permit process. The project would be designed in compliance with the municipal stormwater permit for Los Angeles County (Order No. 01-182, NPDES Permit CAS004001). The 2000 MPTP EIR found that compliance with these regulations would reduce impacts to less than significant levels. The proposed project would be similar to the previously proposed project and would have similar impacts on water quality. For these reasons, project-related impacts would be less than significant and no additional analysis in the Supplement to the 2000 MPTP EIR would be required.

**g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** The proposed project would not place housing in a 100-year floodplain. There is no housing proposed as part of the MPMP Precise Plan and the site is not within a 100-year floodplain. Additionally, the 2000 MPTP EIR determined there would not be any impacts related to this issue. No impacts would occur and no additional analysis is needed in the Supplement.

**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No Impact.** The proposed project is not in a 100-year floodplain, as indicated in previous environmental analysis, and the proposed project would impede or redirect flood flows. The 2000 MPTP EIR determined there would not be any impacts related to this issue. No impacts would occur and no additional analysis is needed in the Supplement.

**i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**Less Than Significant Impact.** The 2000 MPTP EIR discussed the site's potential to be flooded by a dam or reservoir. The nearest reservoir is the Garvey Reservoir, approximately 4,500 feet northwest of the project site. Because of the terrain around the reservoir and its elevation, water would flow to the northeast, away from the project site. The proposed project would result in the same situation since the project is in the same location, and impacts would be less than significant. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**j) Inundation by seiche, tsunami, or mudflow?**

**No Impact.** The 2000 MPTP EIR analyzed the project site's potential to be exposed to risks related to seiches, tsunamis, and mudflows. As stated above in Section 3.9(i), the project site is not subject to flooding caused by reservoir failure (a seiche). The site is also too far from the ocean to be exposed to tsunami events. Development of the project site with impervious surfaces and landscaping would limit the potential for mudflows to occur. The proposed project would have a similar development plan as the previously proposed project and no impacts related to seiche, tsunami, or mudflows would occur. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.



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#### **3.10 LAND USE AND PLANNING**

##### **a) Physically divide an established community?**

**No Impact.** Although the 2000 MPTP EIR does not address the project's ability to divide an established community, it discusses the project's compatibility with the surrounding land uses. The land uses bordering the project site include the SCE easements and landscaping nurseries and SR-60. Beyond these are mainly office, residential, and commercial developments. The site is mostly vacant with the exception of the LTP/TDF; all previous industrial land uses have been removed from the project site. Established residential communities, such as the communities along Neil Armstrong Street to the east of the site, north of Potrero Grande Drive, and south of SR-60, are too far from the project site for it to divide these communities. The surrounding commercial and office developments, such as Montebello Town Square and the office land uses to the northwest of the site, would be similar in nature or compatible with the proposed project. The proposed project would not divide an established community and no impacts would occur. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

##### **b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less Than Significant Impact.** The project site would be within the jurisdiction of the Monterey Park General Plan. The 2000 MPTP EIR included an analysis of the project's compliance with General Plan policies. Although the City has updated their General Plan, the proposed precise plan is required to demonstrate its consistency with the General Plan. The proposed Monterey Park Market Place is a permitted use within the Regional-Specialty Center Zone and the Precise Plan demonstrates its consistency with the General Plan in Section II of the Precise Plan. The project site is also within a 2% Strategic Opportunity Growth Area (as designated by the Southern California Associated Government's Compass Blueprint Planning Program). The proposed development is consistent with the development goals for this specified area. Impacts to land use plans, policies, or regulations would be less than significant and, therefore, no additional analysis is required.

##### **c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** There are no applicable HCPs or NCCPs on the project site. The proposed project would not conflict with any applicable HCPs or NCCPs and no impacts would occur. No additional analysis would be needed in the Supplement to the 2000 MPTP EIR.

#### **3.11 MINERAL RESOURCES**

##### **a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**No Impact.** The 2000 MPTP EIR did not discuss mineral resources because this topic was dismissed as being less than significant in the Initial Study for the 2000 MPTP EIR. Although previous land uses included oil and gas production, these activities have ceased on the project site. The designation of the site as a Regional-Specialty Center (R-S) Planned Development Overlay Zone in the City's zoning code precludes the use of the site for mineral resource extraction. The remainder of the project site was previously used as a landfill and does not contain any mineral resources that would be of value for the region or residents of the state. No impacts would occur and no additional analysis is needed.

**b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** This topic was dismissed as being less than significant in the Initial Study for the 2000 MPTP EIR. Although previous land uses included oil and gas production, these activities have ceased on the project site. The designation of the site as a “Regional-Specialty Center (R-S) Planned Development Overlay Zone” in the City’s zoning code precludes the use of the site for mineral resource extraction. The remainder of the project site was previously used as a landfill and does not contain any mineral resource recovery sites as delineated on the City’s general plan, a specific plan, or any other land use plan. No impacts would occur and no additional analysis is needed.

#### **3.12 NOISE**

**a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact.** The proposed project would involve construction and operational activities that would generate noise levels that may exceed the standards established in the City’s noise ordinance. The 2000 MPTP EIR analyzed noise impacts for the previous project and found all impacts to be less than significant. However, the proposed project would include an updated traffic impact assessment and would increase the gross building area square footage. Also the existing ambient noise setting has changed, and potentially significant impacts that previously did not exist may occur. Impacts would be potentially significant and additional analysis will be included in the Supplement to the 2000 MPTP EIR.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** The proposed project would involve construction and operational activities that would generate noise levels that may expose persons to or generate groundborne vibration or groundborne noise. The 2000 MPTP EIR analyzed noise impacts for the previous project, but it did not include a discussion of groundborne noise levels or vibration. Impacts would be potentially significant and additional analysis will be included in the Supplement to the 2000 MPTP EIR.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** The proposed project would involve construction and operational activities that would generate noise levels that may cause a permanent increase in ambient noise levels in the project vicinity. Although the 2000 MPTP EIR found all noise impacts to be less than significant, the proposed project increases the gross building area square footage. In addition, the traffic impact assessment will be updated, and the existing ambient noise setting has changed. Therefore, potentially significant impacts that previously did not exist may occur. Impacts would be potentially significant and additional analysis will be included in the Supplement to the 2000 MPTP EIR.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** The proposed project would involve construction and operational activities that would generate noise levels that may cause a substantial temporary increase in ambient noise levels in the project vicinity. The 2000 MPTP EIR analyzed noise impacts for the previous project and found all



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impacts to be less than significant. However, because of changes to the project and existing conditions (see 3.12a), potentially significant impacts that previously did not exist may occur. Impacts would be potentially significant and additional analysis would be included in the Supplement to the 2000 MPTP EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The project site is not in the vicinity of a public use airport. Workers and customers on the project site would not be exposed to excessive airport noise levels. No impacts would occur and no additional analysis in the Supplement to the 2000 MPTP EIR is needed.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The project site is not in the vicinity of a private airstrip. Workers and customers on the project site would not be exposed to excessive airport noise levels. No impacts would occur and no additional analysis in the Supplement to the 2000 MPTP EIR is needed.

#### **3.13 POPULATION AND HOUSING**

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Less Than Significant Impact.** The 2000 MPTP EIR analyzed the indirect population growth causes by commercial development of the project site. Since the development would not include residential development, only indirect population growth was analyzed. Based on employment generation rates shown in Table 2, the previous project would increase employment on the project site by 801 persons. The 2000 MPTP EIR reported a net increase of 730 employees because the loss of 71 existing jobs was taken into account. However, these businesses no longer exist on the project site, so 71 jobs are not removed from the previous or proposed employment projections. Under the proposed project, a portion of the buildings, buildings E and G, may be for mixed retail or restaurant use, so the proposed project employee projections represent a range of employees, with the low end assuming buildings E and G are used for mixed retail and the high end assuming they are used for restaurants. (Restaurants require more employees per square foot of building space.)



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**Table 2**  
**Comparison of Project Employment Generation**

| <i>Type of Development</i>   | <i>Total Size (sf)</i> | <i>Employee Generation Factor</i> | <i>Total Projected Employees</i> |
|--|------------------------|-----------------------------------|----------------------------------|
| <b>Previous Plan for Development</b>   |                        |                                   |                                  |
| Anchor (Retail A and B)  | 267,148                | 1 Employee/885 sf                 | 302                              |
| Retail (Retail C through J and Pad 1 and 2)  | 233,245                | 1 Employee/564 sf                 | 414                              |
| Restaurant (Restaurant 1 and 2)  | 11,954                 | 1 Employee/175 sf                 | 85                               |
| <b>Total</b>   | <b>512,347</b>         | <b>NA</b>                         | <b>801</b>                       |
| <b>Proposed Plan for Development – Low Range (Buildings E &amp; G All Retail)</b>      |                        |                                   |                                  |
| Anchor Retail (Retail A, B, C, and D)  | 561,011                | 1 Employee/885 sf                 | 634                              |
| Retail (Retail E and G and Pad 1)  | 22,989                 | 1 Employee/564 sf                 | 41                               |
| Restaurant (Pads 2, 3 and 4)   | 16,000                 | 1 Employee/175 sf                 | 91                               |
| <b>Total</b>   | <b>600,000</b>         | <b>NA</b>                         | <b>766</b>                       |
| <b>Proposed Plan for Development – High Range (Buildings E &amp; G All Restaurant)</b> |                        |                                   |                                  |
| Anchor Retail (Retail A, B, C, and D) <sup>1</sup>                                     | 561,011                | 1 Employee/885 sf                 | 634                              |
| Retail (Pad 1)   | 3,225                  | 1 Employee/564 sf                 | 6                                |
| Restaurant (Buildings E and G, Pads 2, 3, and 4)                                       | 35,764                 | 1 Employee/175 sf                 | 204                              |
| <b>Total</b>   | <b>600,000</b>         | <b>NA</b>                         | <b>844</b>                       |
| <b>Difference between Previous and Proposed (Low Range)</b>                            |                        |                                   | <b>-35</b>                       |
| <b>Difference between Previous and Proposed (High Range)</b>                           |                        |                                   | <b>+ 43</b>                      |

Source: 2000 MPTP EIR; Monterey Park Retail Partners 2010.

<sup>1</sup> Anchor retail includes the proposed garden centers for both previous and proposed projects. For the purposes of employment projection, the maximum number of employees generated by the proposed project is based on the likely scenario in which Building D is built as anchor retail and the fitness center option is not chosen.



With these parameters, the proposed project would increase development on the project site by 766 to 844 persons. The previous project would generate more jobs than the proposed project in the low-range scenario because it has a higher percentage of retail (nonanchor) and restaurant space. In the high-range scenario, the proposed project would generate 43 more jobs than the previous project.

The previous project would have less than significant impacts on population growth because of the nature of the jobs generated, as determined in the 2000 MPTP EIR. Construction jobs would be short term and would not generate population growth in the area. The operational jobs would not typically have wage levels high enough to induce employees to move to the area; most of them are not long-term jobs and the current labor force in the City would most likely be able to fill them. Since the 2000 MPTP EIR determined that indirect population growth impacts would be less than significant, and the proposed project would generate a similar range of jobs, the proposed project would also have less than significant impacts on population growth. No additional analysis is required in the Supplement to the 2000 MPTP EIR.

**b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** There are no people living on the project site and there are no residences currently occupying the project site. Implementation of the proposed project would not displace existing housing and no impacts would occur. No additional analysis is required for the Supplement to the 2000 MPTP EIR.

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**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** There are no people living on the project site and there are no residences currently occupying the project site. Implementation of the proposed project would not displace existing populations and no impacts would occur. No additional analysis is required for the Supplement to the 2000 MPTP EIR.

#### **3.14 PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**a) Fire protection?**

**Less Than Significant Impact.** The 2000 MPTP EIR analyzed the project's impacts on fire protection services. The site is served by Station 62 of the Monterey Park Fire Department (MPFD), at 2001 South Garfield Avenue in Monterey Park, approximately one and a third miles to the northwest of the project site. Based on the previous project, the commercial development would not cause a demand for additional fire services. In addition, the proposed development would be required to pay fire services impact fees as required by the City of Monterey Park (Title 14, Chapter 12, Section 165 of the Monterey Park Municipal Code). These fees would be used to offset demands created by the proposed project on fire services in the City. For these reasons, impacts would be reduced to less than significant levels. No additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**b) Police protection?**

**Less Than Significant Impact.** The Monterey Park Police Department (MPPD) has one main station at City Hall (320 West Newmark Street). The current staffing levels include 82 sworn officers, 50 civilian personnel, and 150 volunteers (Monterey Park 2010). Based on the analysis in the 2000 MPTP EIR, the MPPD has reached its maximum potential to serve the City of Monterey Park. Commercial development of the site would potentially cause an increase in the number of thefts, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons. The 2000 MPTP EIR found the development of the project site would result in a potentially significant impact and a number of mitigation measures were included to reduce the impacts to less than significant levels. These mitigation measures (MM 3.12-1 through 3.12-11) would be carried over to the proposed project and would reduce impacts to less than significant levels. No additional analysis is needed in the Supplement to the MPTP EIR.

**c) Schools?**

**No Impact.** School services are demanded when a project involves the development of residential land uses, which generate new students. The proposed project would not include residential development and student population would not increase as a result. No impacts to school services would occur and no additional analysis is required in the Supplement to the MPTP EIR.

**d) Parks?**

**No Impact.** Park services are demanded when a project involves the development of residential land uses, which generate a need for new park space for public use. The proposed project would not include residential

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development and demand for park space would not increase as a result. No impacts to park services would occur and no additional analysis is required in the Supplement to the MPTP EIR.

#### e) Other public facilities?

**No Impact.** Other public facilities, such as libraries, are demanded when a project involves the development of residential land uses, which generate a need for new public facilities and services for public use. The proposed project would not include residential development, and demand for public facilities, including libraries, would not increase as a result. No impacts to other public facilities would occur and no additional analysis is required in the Supplement to the MPTP EIR.

#### 3.15 RECREATION

##### a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

**No Impact.** Neighborhood and regional parks, or other recreational facilities, are demanded when a project involves the development of residential land uses, which generate a need for new park and recreation space for public use. The proposed project would not include residential development, and demand for park and recreation space would not increase as a result. No impacts to park services would occur and no additional analysis is required in the Supplement to the MPTP EIR.

##### b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**No Impact.** The proposed project would not include the construction of recreational facilities or residential development; there would be no construction or expansions of recreational facilities. No impacts related to recreational facility construction or expansion would occur and no additional analysis is required in the Supplement to the MPTP EIR.



#### 3.16 TRANSPORTATION/TRAFFIC

##### a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**Potentially Significant Impact.** The proposed project would generate vehicular and other traffic that may conflict with applicable plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system. The 2000 MPTP EIR included analysis from a traffic impact assessment (TIA) by Meyer, Mohaddes Associates dated 1999. A technical memorandum was also prepared in 2008 for the Amendment to the MPTP EIR. Since the proposed project would have different square footages, potentially increasing the average daily trips from the previous determination, and since the surrounding circulation system may have changed or will change prior to the implementation of the proposed project, a new TIA would be prepared for the Supplement to the 2000 MPTP EIR. Impacts would be potentially significant and additional analysis would be included in the Supplement to the 2000 MPTP EIR.

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- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Potentially Significant Impact.** The proposed project would generate vehicular traffic that may conflict with the Los Angeles County Congestion Management Plan (CMP). Levels of service with and without the proposed project on CMP-designated roads or highways affected by the proposed project would be included in a TIA prepared for the proposed project. The buildout of the site would be slightly more intensive than previously proposed, causing potential increases in local levels of service, and changes may have occurred to the local roadway system, or will occur prior to project implementation. For these reasons, project-related impacts would be potentially significant and will be included in the Supplement to the 2000 MPTP EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** The proposed project would not cause a change in air traffic patterns. The project site is not in the vicinity of a private or public use airport (see Sections 3.8 (e) and (f)). Implementation of the proposed project would not directly increase air traffic and would not cause an alteration of air traffic patterns. No impacts related to air traffic hazards would occur and no additional analysis is needed.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact.** Project site circulation may cause hazards due to dangerous intersections or turns and incompatible uses (service vehicles accessing the LTP/TDF). The proposed project would be accessed by customers and employees of the MPMP and employees servicing the LTP/TDF. Intersections and potential incompatible uses at the LTP/TDF may result in traffic hazards, especially during high traffic situations. The proposed project would be reviewed by City traffic engineers and the fire department prior to project approval. Any existing circulation hazards would be lessened or removed as part of the review process. Impacts related to design features or incompatible uses would be reduced to less than significant levels and no additional analysis will be required.

- e) Result in inadequate emergency access?**

**Less Than Significant Impact.** The design of the proposed project would not result in inadequate emergency access. Emergency equipment would need to have access to retail buildings and restaurants to ensure adequate service during an emergency. The MPFD must approve all site plans prior to project approval by the City. Site plan reviews are completed to ensure entrances and drive aisles are large enough to accommodate fire and emergency equipment so that they would have adequate access to the businesses in the proposed project. The mandatory site review by the MPFD would identify any problem intersections or driveways. Impacts are less than significant and no additional analysis is required.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**No Impact.** The proposed project would not interfere with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The project site currently does not have public transit, bicycle, or pedestrian access. The site is accessible by the local Monterey Park bus service (Route 5) between 6:30 AM and 6:30 PM Monday through Friday. The implementation of the proposed project would allow for

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pedestrian and bicycle access from the surrounding roadways and pedestrian walkways. Bus users would also have access to the site off of Route 5. No impacts to public transit systems would occur and no additional analysis is required in the Supplement to the MPTP EIR.

#### 3.17 UTILITIES AND SERVICE SYSTEMS

**a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

**Less Than Significant Impact.** The project site is currently not served by a sewer conveyance system. The nearest pipeline is an eight-inch pipeline at the intersection of Potrero Grande Drive and Greenwood Avenue. This City-maintained line directs sewer water to a 12-inch trunk sewer at the intersection of Wilcox Avenue and Pomona Boulevard. The trunk sewer is maintained by the Sanitation Districts of Los Angeles County. Wastewater generated on the project site would be conveyed to the Joint Water Pollution Control Plant at 24501 South Figueroa Street in the City of Carson. This plant treats over 300 million gallons of wastewater per day (Sanitation Districts 2010). The proposed project would generate wastewater typical of restaurants and commercial retail stores. It would not cause the Sanitation Districts of Los Angeles County to exceed wastewater treatment requirements of the Los Angeles RWQCB. Impacts to wastewater treatment requirements would be less than significant and no additional analysis would be needed in the Supplement to the 2000 MPTP EIR.

**b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impact.** The 2000 MPTP EIR analyzed the previous project's impacts on water use and wastewater generation. The project site does not contain any water or sewer pipelines. Existing pipelines would therefore be extended to accommodate the project site. These lines, however, would be completed in conjunction with project construction and would not cause construction impacts. The 2000 MPTP EIR determined that water consumption by the commercial development would cause potentially significant impacts because the existing infrastructure would not be adequate to serve the project site during fires. Fire flow requirements would not be met by the existing 8-inch pipeline in the Greenwood Avenue/Saturn Street alignment and would need to be upgraded to a 12-inch line.

Wastewater generated on the project site would flow to an 8-inch pipeline at the Greenwood Avenue/Potrero Grande Drive intersection and then to a 12-inch sewer trunk at Wilcox Avenue and Pomona Boulevard. As determined in the 2000 MPTP EIR, these pipelines would be able to support the wastewater flow from the project site. Although these impacts were determined to be less than significant for the previous project, the proposed project would increase total square footage by 16.4 percent, thereby increasing wastewater generation. The existing conditions of the receiving wastewater system may have changed in the last 10 years as well, and pipelines may be closer to their capacity flow levels.

Since the proposed project would have larger water demands and generate more wastewater, it may require additional infrastructure improvements over those determined in the 2000 MPTP EIR. Potential impacts may occur as a result of the proposed project, and water and wastewater treatment infrastructure will be discussed in the Supplement to the 2000 MPTP EIR.



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**c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less Than Significant Impact.** The project site has been highly disturbed and developed in the past but the stormwater drainage system is not well defined. The existing infrastructure includes a 48-inch diameter storm drain in the western portion of the site that drains into the SCE ditch. Most stormwater on the project site flows off impervious surface, which makes up 75 percent of the site, and into the drainage system or into the ground. Under the previous project (2000 MPTP EIR), the amount of impervious surface would have increased from about 75 percent to 100 percent, increasing the amount of stormwater flow. To accommodate for the increased stormwater flow, onsite detention basins would have been used to ensure that the stormwater flow would not exceed the capacity of the existing stormwater drainage system. The stormwater drainage system would have been updated as part of the development of the site. The 2000 MPTP EIR found that these improvements would reduce potentially significant impacts to levels that are less than significant. The proposed project would be similar to the previous plan and would therefore include a similar amount of impervious surface. Improvements to the stormwater drainage system, including the detention basins, would be included as part of the proposed project. Although upgrading the stormwater drainage system would require construction of new infrastructure, this would be completed during project construction. Impacts would be less than significant and no additional analysis is needed in the Supplement to the 2000 MPTP EIR.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Potentially Significant Impact.** The availability of sufficient water supplies to support the water demand of the proposed project would need to be determined. The water used in the City is pumped from the Main Groundwater Basin, which underlies the majority of the San Gabriel Valley. There is no limit to the amount of water that may be pumped from the basin but the City is allowed 3.39 percent of the Operating Safe Yield, or 6,704.08 acre-feet (City of Monterey Park 2005). Additional water must be purchased from the San Gabriel Valley Municipal Water District (City of Monterey Park 2005). The 2000 MPTP EIR estimated that development of the site would use 74,160 gallons of water per day. The 2000 EIR found these impacts to be less than significant for daily demand because the existing infrastructure and supplies would be able to supply the project's demand. However, changes to the existing water supply conditions in Southern California have occurred since the 2000 MPTP EIR was certified, and the proposed project increases gross building square footage by 16.4 percent. Impacts to water supply would be potentially significant and a water supply assessment will be created for the proposed project. The issue of water supply will be discussed in the Supplement to the 2000 MPTP EIR.

**e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Potentially Significant Impact.** The capacity of the local wastewater treatment provider to treat project-generated wastewater would need to be determined. The 2000 MPTP EIR estimated that the MPTP would generate 65,382 gallons of wastewater per day. The 2000 EIR found these impacts to be less than significant because the capacity of the Joint Water Pollution Control Plant, which serves the project site, would be adequate to treat project-generated wastewater. However, the proposed project increases gross building square footage by 16.4 percent, potentially increasing demand for wastewater treatment. Impacts to water supply would be potentially significant and a water supply assessment would be created for the proposed project. The issue of water supply will be discussed in the Supplement to the 2000 MPTP EIR.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Potentially Significant Impact.** The proposed project would generate solid waste that would need to be collected at a land fill with sufficient capacity. The 2000 MPTP EIR stated that the City of Monterey Park sends most of its solid waste to the Puente Hills Landfill. Since the certification of the 2000 MPTP EIR, the Puente Hills landfill has been approaching its full capacity. With a maximum capacity of 74,000,000 cubic yards (cy), the landfill has 35,200,000 cy remaining as of October 2009 (CalRecycle 2010). The Puente Hills landfill is scheduled to cease operations in 2013 (CalRecycle 2010). Since the proposed project has a tentative opening date of 2015, this would be after the landfill is scheduled to cease operations. Updated analysis would need to be provided in the Supplement to the 2000 MPTP EIR. Impacts to landfill capacity are potentially significant and additional analysis will be provided.

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

**Potentially Significant Impact.** The 2000 MPTP EIR analyzed the impacts commercial development of the project site would have in comparison to Assembly Bill (AB) 939. At the time of the 2000 EIR, cities were required to divert 25 percent of their trash to recycling. Now, cities must divert 50 percent of their waste to recycling. The proposed project's potential impacts to AB 939 would be assessed in the Supplement to the 2000 MPTP EIR.

#### **3.18 MANDATORY FINDINGS OF SIGNIFICANCE**

**a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**



**Less Than Significant Impact.** The proposed project would not affect biological or cultural resources on the project site. The sparsely vegetated project site does not support habitat used by sensitive fish or wildlife species. There are no known occurrences of rare, endangered, threatened, or special status plant or animal species on the project site. The only structures on the site are the LTP/TDF and the supporting utilities. There are no structures of historical importance. The highly disturbed nature of the site also precludes the likely possibility that cultural and prehistorical resources would be found onsite. The proposed project would have less than significant impacts on cultural and biological resources.

**b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Potentially Significant Impact.** The proposed project would add up to 600,000 square feet of commercial retail and restaurant development in the City of Monterey Park to a site that is mostly vacant. This would cause potentially significant impacts to utilities, traffic, air pollution, noise, and emissions of greenhouse gases in the area. Cumulative impacts may occur in relation to these categories when these individual impacts are compounded with impacts of surrounding existing and proposed land uses. The CEQA process requires all future projects to evaluate their impacts on the existing environment. The potential for cumulative impacts to occur will be addressed in the Supplement to the 2000 MPTP EIR.

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- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** The proposed project would cause potentially significant impacts in the categories of air quality, greenhouse gas emissions, land use and planning, noise, transportation and traffic, and utilities. These potentially significant impacts may directly or indirectly cause harm to human beings through changes to the physical environment. The direct and indirect potential for these potentially significant impacts to impair human health will be discussed in the Supplement to the 2000 MPTP EIR.



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